4.8 ENVIRONMENTAL HEALTH

4.8.1 Impacts of the Proposed Master Plan

Construction

Redevelopment would include demolition of most on-site buildings, and demolition, abandonment or replacement of existing streets, water lines, sanitary sewers, storm drainage and other utilities. These demolition activities could expose the following known or suspect environmental conditions that represent Recognized Environmental Conditions (RECs), as identified in the Phase I Environmental Site Assessment (ESA) and *Section 3.8, Environmental Health,* of this Draft EIS (see *Appendix A* of this Draft EIS):

- Possible releases or exposure from asbestos-containing building materials, polychlorinated biphenyl (PCB)-containing fluorescent light ballasts, mercury-containing lamps and lead-based paint associated with on-site structures during demolition. Asbestos/lead based paint surveys to identify possible asbestos/lead based paint containing materials on the interior and exterior of the building are being conducted in several phases. To date two phases have been undertaken. Phase 1 consisted of 6 units and Phase 2 consisted of 8 units. Asbestos containing materials were found in each of the units sampled. A cleanup plan will be developed based on conclusion of the sampling and consultation with Labor and Industries.
- Possible releases or exposure from surface soil at the site that may have been impacted by lead and arsenic in downwind fallout from the historic Asarco smelter operations in Ruston (Pierce County). Additional soil testing for lead and arsenic is planned.
- An automobile body and repair shop and a former service station located adjacent to the northeast corner of the site. If a release has occurred at this site, it is possible that contaminants could have migrated off-site and could be encountered during construction.

Other possible releases identified in the Phase I ESA do not constitute evidence of a release reportable under MTCA. Such evidence could be encountered in connection with future testing and/or construction activities.

Operation

Off-site potential contaminant sources may continue to pose a low risk to the site from migration of contaminants. Lead and/or arsenic in soil may also pose a low risk, particularly to children. The potential for contaminants in existing fill used for the Wiley Community Center and in the demolition debris in the eastern side of the site is considered low.

4.8.2 Impacts of the Alternatives

Design Alternative Master Plan

Impacts to environmental health conditions would be the same as the Proposed Master Plan.

No Action Alternative

Existing buildings and infrastructure would remain, and no demolition activities would be performed. Asbestos-containing materials would remain and could pose a health risk, particularly if disturbed. Potential impacts could occur, particularly to children, where lead-based paints are present in significant concentrations. Lead in soil derived from lead-based paint on structures could also present health risks. Lead or arsenic in soil resulting from downwind fallout from the Asarco smelter may also present potential impacts, primarily to children. Primary areas of potential impacts are playground areas and in the vicinity of the residential structures. Other areas of potential subsurface contamination would remain.

4.8.3 Mitigation Measures

The King County Housing Authority (KCHA) will prepare a plan for the removal of the potential contaminants identified by the Phase I ESA as part of its demolition plan for the Proposed Master Plan or the Design Alternative Master Plan. Any mitigation warranted based on subsequent testing would be accomplished according to applicable State and Federal regulations. Removal of asbestos-containing materials and lead-based paint will be completed by following an abatement plan in accordance with State and Federal guidelines.

KCHA plans to complete on-site sampling to characterize lead and arsenic concentrations in soil prior to issuance of a demolition permit. If arsenic and/or lead contaminated soil is identified on-site, appropriate soil management practices will be utilized. Soil management practices may include one or more of the following:

- Fencing to restrict access to contaminated soil.
- Mixing contaminated soil with clean soil to reduce concentrations of lead and/or arsenic.
- Capping with clean topsoil or other clean materials to provide a barrier over the contaminated soil.
- Containment within a completely enclosed on-site location to isolate contaminated soil from the environment.
- Excavation and off-site disposal of contaminated soil.

No Action Alternative

Under the No Action Alternative, asbestos-containing materials would still require mitigation. Mitigation would consist of removing the affected materials and replacing with materials that are not asbestos-containing materials. Structures where lead-based paint is detected would also require mitigation. Mitigation would consist of removing the affected paint and properly disposing of it. If lead and/or arsenic in soil samples are detected at significant concentrations, similar mitigation measures as described above for the Proposed Master Plan would be required. There are presently no plans to evaluate presence or extent of potential subsurface contamination described in the RECs.

4.8.4 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts to environmental health conditions are anticipated.